

**SUMMARY PROCESS (EVICTION)  
ANSWER TO COMPLAINT**JD-HM-5 Rev. 2-22  
C.G.S. §§ 47a-4a, 47a-5, 47a-7, 47a-15, 47a-20,  
47a-20e, 47a-23c, 47a-33, 47a-57, 49-31p**This form is available  
in other language(s).****ADA NOTICE**The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at [www.jud.ct.gov/ADA](http://www.jud.ct.gov/ADA).STATE OF CONNECTICUT  
**SUPERIOR COURT**[www.jud.ct.gov](http://www.jud.ct.gov)**COURT USE ONLY**

ANSWER

ASD



Name of case

Cand S Realty 2, LLC vs Moore, James et al

Docket number

NH#-CV22-6017799-5☐ Judicial District☒ Housing Session

Address of Court (Number, street, and town)

121 Elm St New Haven CT 06510**Section 1 - Summary Process (Eviction) Answer**For each numbered paragraph of the landlord's Complaint, select whether you **Agree**, **Disagree**, or **Do Not Know**.

- |                                   |                                   |   |                                   |                                   |   |
|-----------------------------------|-----------------------------------|---|-----------------------------------|-----------------------------------|---|
| 1. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input checked="" type="checkbox"/> | 5. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input checked="" type="checkbox"/> |
| 2. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input checked="" type="checkbox"/> | 6. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input checked="" type="checkbox"/> |
| 3. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input checked="" type="checkbox"/> | 7. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input checked="" type="checkbox"/> |
| 4. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input checked="" type="checkbox"/> | 8. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/>            |

**Section 2 - Special Defenses** (Facts showing the court that the plaintiff has no legal right to evict you.)

Not all the special defenses listed below may apply to the reason(s) for eviction claimed by the landlord's complaint.

Select the special defenses that show the court that the plaintiff has no legal right to evict you and fill in the information requested.

- a. ☒ All rent has been paid to my landlord.
- b. ☐ Rent was offered to my landlord on (date): \_\_\_\_\_ which was before I received the Notice to Quit.
- c. ☐ The landlord accepted rent or otherwise waived the Notice to Quit after I received it.
- d. ☐ No rent is due under Connecticut law because of the housing or health code violations listed below:

- e. ☐ I notified ☐ my landlord, ☐ Housing Code, ☐ the Health Department, and/or ☐ the Building Department of the violations listed in section d, above, on (date): \_\_\_\_\_
- f. ☐ This eviction is being brought because I contacted ☐ my landlord and/or ☐ public officials or agencies to complain about my apartment.
- g. ☐ I filed a rent increase complaint with the Fair Rent Commission on (date): \_\_\_\_\_
- h. ☐ I live in a building or complex with 5 units or more or in a mobile manufactured home park and  
☐ I have a physical or mental disability, or  
☐ I am 62 years old or older, or  
☐ my spouse, sibling, parent or grandparent is 62 years old or older and permanently lives with me, or  
☐ my spouse, sibling, parent or grandparent has a physical or mental disability and permanently lives with me.
- i. ☐ This eviction was brought after a foreclosure action, and  
☐ I have a written lease that is still in effect, or  
☐ I never received a 90 day letter (notice) before the notice to quit was delivered (served).
- j. ☐ I remedied the issue(s) listed in the pre-termination notice delivered to me under Connecticut law.
- k. ☐ Additional reasons why I should not be evicted (additional pages may be used, if necessary):

I have lived in this apartment for more than 20 years. The plaintiff allegedly bought the property in October and is evicting me because the lease has ended. I seek 60 months to move.

**Defendant's (Tenant's) Certification**I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically on (date) 11/17/22 to all attorneys and self-represented parties of record, and that written consent for electronic delivery was received from all attorneys and self-represented parties receiving electronic delivery.

Name and address of each party and attorney that copy was mailed or delivered to:

Eliana Schacter Esq.  
Weisman Law Firm LLC  
PO Box 240  
Waterbury CT 06720

Signed (Attorney or self-represented party)

James J Moore

Print or type name of person signing

James Moore

Mailing address

232 View St, #3, New Haven CT 06511

Telephone number

203-962-3831

Print Form

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